



Penwill Way | Paignton | TQ4 5JQ

Offers Over £335,000

A well presented \*four bedroom semi detached chalet style bungalow located in the sought after area of Goodrington, Paignton. The home offers an abundance of space and comprises of a welcoming entranceway, a large living room, a kitchen breakfast room, \*four bedrooms with the master being en-suite, a family bathroom, garage and sunny rear gardens. The property is located in a perfect spot and is within easy reach of supermarkets, schools, Paignton zoo, Primley woods, Paignton town, Goodrington beach and more.

- BEAUTIFULLY PRESENTED
- WONDERFUL SEA VIEWS
- GARAGE
- LANDSCAPED REAR GARDENS
- MASTER EN-SUITE

**ENTRANCE** A composite double glazed front door opening into a welcoming entranceway with overhead lighting, a cupboard housing the consumer unit and metres, a gas central heated radiator and a secondary door opening into:-

**LOUNGE** - 5.19m x 4.41m (17'0" x 14'5") An exceptionally large and light filled living room to the front aspect of the property with wonderful sea views across to Torquay. Space for an abundance of furniture, TV and Internet points, a feature gas flame fireplace, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/BREAKFAST ROOM** - 3.8m x 3.06m (12'5" x 10'0") A spacious and modern kitchen boasting a range of overhead, base and draw high gloss units with square edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above as well as further integrated appliances such as an integrated washing machine and fridge freezer. Breakfast bar seating for four with further base units below, and deep under stairs storage cupboard, stair case rising to the first floor and UPVC double glazed sliding patio door leading out to the sunny Gardens.

**BEDROOM** - 3.23m x 3.15m (10'7" x 10'4") A generously sized third double bedroom to the front aspect of the property with a brilliant Sea views across to Thatchers rock, Torquay. Space ample furniture, uPVC double glazed window and a modern gas central heated vertical radiator.

Address 'Penwill Way, Paignton, TQ4 5JQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '73 | C'

### Contact Details

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**BEDROOM** - 3.69m x 3.42m (12'1" x 11'2") A great sized double bedroom overlooking the picturesque rear gardens. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A modern family bathroom boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above. Complimentary tiled walls, uPVC obscure double glazed window and a chrome heated towel rail.

### FIRST FLOOR

**\*BEDROOM** - 4.63m x 4.11m (15'2" x 13'5") An exceptionally large master bedroom with breathtaking sea views across the bay. Space for a vast amount of furniture, deep built in wardrobes, Velux windows, an electric heated radiator and a door leading into:-

**\*EN-SUITE** A luxurious master en-suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a double shower unit. Modern tiling to the walls, extractor fan, Velux window and a chrome heated towel rail.

**\*BEDROOM** - 3.64m x 2.21m (11'11" x 7'3") A sizeable fourth bedroom that could make a great office/study/craft room etc. Eaves storage and a Velux window.

**OUTSIDE** A sunny and enclosed rear garden that has been thoughtfully designed with a large patio area off of the kitchen/breakfast room perfect for alfresco dining and entertaining as well as two lawned sections. Within the gardens are a variety of mature shrubs and plants and access to the front of the property.

**GARAGE** Metal up and over door.

**\*\*AGENTS NOTE\*\*** Please note that the vendor is awaiting the loft conversion to be signed off by building regulations.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.